

Project Data

File No.(s): **PLN2020-14698**

Location: **510 Meadow Avenue**, a 16,861 square feet parcel located on the southwest corner of Meadow Avenue and Hubbard Avenue; APN: 316-12-059; property is zoned Single Family Residential (R1-6L).

Applicant: Farhad Rafatzand, Ziba Design and Construction

Owner: Eswar Manchenella

Request: **Architectural Review** for demolition of the existing one story three bedroom two bath 1,795 square foot single family residence to construct a 3,708 square foot six bedrooms and five bathrooms two-story single family residence with a new 529 square foot two-car garage, 23 square feet front porch, a 367 square foot rear patio, and 445 square foot second floor balcony to the rear.

Project Data Table

Lot Area: 16,861 sq. ft.				
	Existing Floor Area (sq. ft.)	Demolition (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,795	-1,795	2,242	2,242
Second Floor	-	-	1,466	1,466
Garage	-	-	529	529
Porch/Patio	204	-204	23 (front) 367 (rear)	23 (front) 367 (rear)
Shed	120	-	-	120
Balcony	-	-	445	445
Gross Floor Area				4,747
Lot Coverage	2,119/16,861 = 12.5 %		-	3,281/16,861 = 19.4%
% second floor to first floor	N/A			53%
F.A.R.	0.11			0.26
Bedrooms/Baths	3 Bedrooms 2 Bathrooms	3 Bedrooms 2 Bathrooms	6 Bedrooms 5 Bathrooms	6 Bedrooms 5 Bathrooms
Flood Zone	X			X